

2.41 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, Section 7, York Township, Athens County, Ohio.  
Being deeded to James F. Koska, Official Record Book 357, pages 923-926, and being a portion of an 11.29 acres parcel (P010010001400).

Commencing at an iron pin found at the southeast corner of the Northeast Quarter of said Section 7; Thence N04°10'15"E 866.03 feet, (passing an iron pin set at 774.53 feet) along the east boundary of Section 7 to a point in the center of State Route 691 and being the point of beginning of the tract herein described;

- 1.) Thence along a curve to the left having a radius of 339.27 feet, curve length of 181.88 feet, chord bearing of N49°20'55"W and chord length of 179.71 feet to a point in the center of State Route 691;
- 2.) Thence N64°42'22"W 61.62 feet to a point in the center of State Route 691;
- 3.) Thence N66°24'32"W 174.81 feet to a point in the center of State Route 691;
- 4.) Thence N60°57'50"W 121.53 feet to a point in the center of State Route 691;
- 5.) Thence N54°40'37"E 277.75 feet, (passing an iron pin set at 112.50 feet) over the lands of Koska 357-923 to an iron pin set;
- 6.) Thence S71°52'23"E 270.76 feet continuing over the lands of Koska to an iron pin set;
- 7.) Thence S04°10'15"W 349.62 feet along a common boundary to Mash 299-1055, Lehman 563-100 and Koska 357-923, (passing a #5 rebar found at 64.13 feet, and passing a #5 rebar found at 292.33 feet) to the point of beginning containing a total of 2.410 acres.

Plat of Survey is attached herewith and made a part thereof.


Subject to all easements, rights-of-way, and covenants and agreements of record.

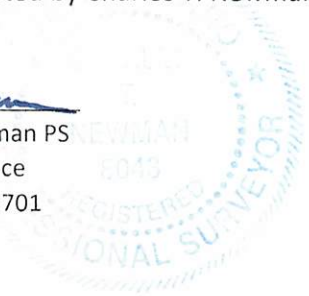
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted east boundary of Section 7.

A True Meridian has NOT been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on May 3, 2021.


  
Charles T. Newman PS  
66 Elmwood Place  
Athens, Ohio 45701



Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

MAY 18 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/18/21

C. TIM NEWMAN

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
740-591-5269

Professional Surveyor

Plat of Survey of 2.41 Acres  
Situate Ohio Company Purchase, Town 12, Range 15, Section 7,  
York Township, Athens County, Ohio.  
Being deeded to James F. Koska, Official Record Book 357, pages 923-926,  
and being a portion of a 11.29 acre parcel (P010010001400).

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branford J. Hillman*  
DATE: 5/18/21

*Charles T. Newman*  
Charles T. Newman  
Surveyed 5/3/2021



Basis of Bearings:  
Denoted east line of Section 7  
A True Meridian has NOT been determined

Koska  
357-923

Mash  
299-1055

2.410 acres

Lehman  
563-100

Koska  
357-923

APPROVED BY ATHENS  
COUNTY REGIONAL  
PLANNING COMMISSION  
DATE: 8/30/21  
*[Signature]*

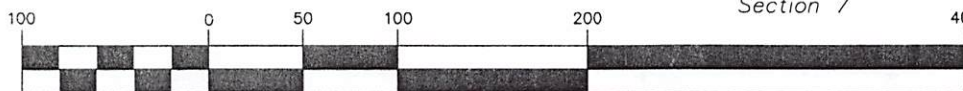
CURVE TABLE

CURVE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	339.27'	181.88'	N 49°20'55" W	179.71'

- ⊙ = Iron Pin Found
- = Iron Pin Set

Koska  
376-191

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Southeast Corner of the  
Northeast Quarter  
Section 7

Section 7  
Section 1

S 04°10'15" W 349.62'  
+64.13'  
+292.33'  
+774.53'  
N 04°10'15" E 866.03'

